

## **PROPOSED DEVELOPMENT CONDITIONS**

### **SE 2013-HM-013**

**January 9, 2014**

If it is the intent of the Board of Supervisors to approve Special Exception SE 2013-HM-013, located at Tax Map 17-2 ((1)) 7, for use as a truck rental establishment use pursuant to Sect. 6-304 of the Fairfax County Zoning Ordinance, staff recommends that the Board of Supervisors condition the approval by requiring conformance with the following development conditions:

1. This Special Exception is granted for and runs with the land indicated in this application and is not transferable to other land.
2. This Special Exception is granted only for the purpose(s), structure(s) and/or use(s) indicated on the special exception plat approved with the application, as qualified by these development conditions. Other by-right special permit and/or special exception uses may be permitted on the application property without the approval of a Special Exception Amendment, if such uses do not affect this Special Exception.
3. This Special Exception is subject to the provisions of Article 17, Site Plans, as may be determined by the Director, Department of Public Works and Environmental Services (DPWES). Any plan submitted pursuant to this Special Exception shall be in substantial conformance with the approved Special Exception Plat entitled, "Lake Anne Service Station Truck Rental," prepared by Urban, Ltd., dated January 28, 2013, and is revised through November 13, 2013, consisting of one sheet. Minor modifications to the approved Special Exception may be permitted pursuant to Par. 4 of Sect. 9-004 of the Zoning Ordinance.
4. The development conditions and Non-Residential Use Permit (Non-RUP) shall be displayed on-site or notice shall be posted that the development conditions and Non-RUP are available for review on-site.
5. The storage/parking area associated with the truck rental use shall not exceed 10% of the total area of the site.
6. All parking spaces on-site shall be striped in accordance with the Public Facilities Manual and as shown on the Special Exception Plat. Wheel stops shall be provided for each of the truck rental parking spaces. Signage shall be provided to designate the truck rental parking spaces for truck rental parking only. These improvements shall be completed within 180 days of the special exception approval.

7. Signage and striping shall be provided over the concrete pad area where the underground fuel storage tanks and monitoring wells are located to designate this area as a no parking area. This improvement shall be completed within 180 days of the special exception approval.
8. The existing parking space, which is perpendicular to North Shore Drive, adjacent to the western entrance to the service station, shall be removed within 180 days of the special exception approval.
9. The hours of operation for the truck rental establishment use shall be limited to Monday – Friday from 8:00 a.m. to 5:00 p.m. and on Saturday and Sunday from 8:00 a.m. to 4:00 p.m.
10. Four planter boxes, as shown on the Special Exception Plat, shall be provided to screen the trash dumpster within 60 days of the special exception approval.
11. No trailer rental shall be permitted on the subject property.
12. Rental trucks and trailers shall not be parked or stored within 15 feet of the front lot line.
13. Rental trucks not in operating condition shall not be stored on-site for more than 48 hours.
14. In the event that rental moving trucks longer than 17 feet in box length or rental trailers from other rental facilities are dropped off at the subject property, they shall be removed from the site within 48 hours.
15. There shall be no donation containers for clothing, books, etc. permitted on-site.
16. This special exception approval shall expire with the approval of the site plan for the redevelopment of this site.

The above proposed conditions are staff recommendations and do not reflect the position of the Board of Supervisors unless and until adopted by the Board of Supervisors.

This approval, contingent on the above noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations, or adopted standards. The applicant shall be responsible for obtaining the required Non-Residential Use Permit through established procedures, and this Special Exception shall not be valid until this has been accomplished.

Pursuant to Section 9-015 of the Zoning Ordinance, this special exception shall automatically expire, without notice, 18 months after the date of approval unless the use has been established or construction has commenced and been diligently prosecuted. The Board of Supervisors may grant additional time to establish the use or to

commence construction if a written request for additional time is filed with the Zoning Administrator prior to the date of expiration of the special exception. The request must specify the amount of additional time requested, the basis for the amount of time requested and an explanation of why additional time is required.